

City Council  
Atlanta, Georgia

**07-0 -1349**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-70**  
Date Filed: 6-12-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **305, 309, 315, 321, Pharr Road, N.E. and 2985, 2989, 2991 North Fulton Drive, N.E. and 2990 and 2996 Grandview Avenue, N.E.**, be changed from the C-1 (Community Business) District and R-LC (Residential Limited-Commercial) District to the C-2 (Commercial Service) District, to wit:

ALL THAT TRACT or parcel of land lying and in Land Lot 60. 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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BUREAU OF  
PLANNING

Combined Legal Description

EXHIBIT "A"

Z-07-70

**ALL THAT TRACT OR PARCEL** of land lying and being in the City of Atlanta, in Land Lot 60 of the 17<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

**TO FIND THE TRUE POINT OF BEGINNING** of the tract of land herein described, commence at the intersection of the southern right-of-way line of Pharr Road (formerly known as Line Street) (70-foot right-of-way) with the western right-of-way line of Grandview Avenue (50-foot right-of-way); running thence along said right-of-way line of Grandview Avenue, south 02 degrees 39 minutes 13 seconds west a distance of 120.00 feet to a 1-½-inch open top pipe, said open top pipe being the **TRUE POINT OF BEGINNING**; **FROM THE TRUE POINT OF BEGINNING** thus established, continuing thence along said right-of-way line, south 02 degrees 53 minutes 53 seconds west a distance of 125.22 feet to a 2-inch open top pipe; continuing thence along said right-of-way line, south 01 degree 53 minutes 05 seconds west a distance of 49.89 feet to a ½-inch iron pin; thence leaving the western right-of-way line of Grandview Avenue, and running north 86 degrees 49 minutes 37 seconds west a distance of 399.77 feet to a 2-1/2-inch iron pin located on the eastern right-of-way line of North Fulton Drive (50-foot right-of-way); running thence along said right-of-way line of North Fulton Drive the following courses and distances: north 01 degree 39 minutes 55 seconds east 50.17 feet to a point; north 03 degrees 10 minutes 23 seconds east 50.00 feet to a point; north 11 degrees 21 minutes 10 seconds east 9.84 feet to a point; and north 02 degrees 38 minutes 01 seconds east 75.00 feet to a point; running thence along an offset in said right-of-way line, south 86 degrees 51 minutes 00 seconds east a distance of 15.00 feet to a point located on the eastern right-of-way line of North Fulton Drive; running thence along said right-of-way line, north 02 degrees 38 minutes 01 second east a distance of 110.00 feet to a point located on the southern right-of-way line of Pharr Road; running thence along said right-of-way line of Pharr Road the following courses and distances: south 86 degrees 51 minutes 00 seconds east 35.00 feet to a point; south 86 degrees 36 minutes 34 seconds east 50.00 feet to a point; south 86 degrees 50 minutes 00 seconds east 50.24 feet to a ½-inch iron pin; south 86 degrees 48 minutes 43 seconds east a distance of 100.02 feet to a ½-inch iron pin; thence leaving the southern right-of-way line of Pharr Road, and running south 02 degrees 45 minutes 56 seconds west a distance of 119.88 feet to a ½-inch iron pin; running thence south 86 degrees 56 minutes 00 seconds east a distance of 148.58 feet to the 1-1/2-inch open top pipe located on the western right-of-way line of Grandview Avenue at the **TRUE POINT OF BEGINNING**; according to (1) Survey for "315-321 Pharr Road, LLC, a Georgia limited liability company, and Chicago Title Insurance Company," dated August 28, 2006 as to Tracts 1-7, revised December 8, 2006 as to Tracts 1-7, prepared by Reece Land Surveying, P.C., under the seal and certification of Scott L. Reece, Georgia Registered Land Surveyor No. 2648; and (2) Survey for "305-309 Pharr Road, LLC, a Georgia limited liability company, and Chicago Title Insurance Company," dated January 12, 2007 as to Tracts 8 and 9, updated February 26, 2007 as to Tracts 8 and 9, prepared by Gaskins Surveying and Engineering Company, under the seal and certification of Scott L. Reece, Georgia Registered Land Surveyor No. 2648, the aforesaid surveys being incorporated herein and made a part hereof by reference.